162.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	696,600 /	696,600
USE VALUE:	696,600 /	696,600
ASSESSED:	696,600 /	696,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		LINDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REMSBERG STEVEN A-DIANE K
Owner 2:	
Owner 3:	
Street 1:	24 LINDEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,814 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Vinyl Exterior and 1779 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7814.000	300,200	4,700	391,700	696,600
Total Card	0.179	300,200	4,700	391,700	696,600
Total Parcel	0.179	300,200	4,700	391,700	696,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.68 | /Parcel: 391.6

Legal Description

User Acct	107814
GIS Ref	
GIS Ref	
Insp Date	10/01/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 162.0-0001-0006.0

!12627!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	300,200	4700	7,814.	391,700	696,600	696,600	Year End Roll	12/18/2019
2019	101	FV	255,900	4800	7,814.	435,200	695,900	695,900	Year End Roll	1/3/2019
2018	101	FV	241,200	4800	7,814.	385,500	631,500	631,500	Year End Roll	12/20/2017
2017	101	FV	241,200	4800	7,814.	323,300	569,300	569,300	Year End Roll	1/3/2017
2016	101	FV	241,200	4800	7,814.	323,300	569,300	569,300	Year End	1/4/2016
2015	101	FV	228,300	5000	7,814.	279,800	513,100	513,100	Year End Roll	12/11/2014
2014	101	FV	228,300	5000	7,814.	270,400	503,700	503,700	Year End Roll	12/16/2013
2013	101	FV	228,300	5000	7,814.	257,400	490,700	490,700		12/13/2012

PRINT

Date	Time
12/11/20	02:41:56

LAST REV

Date	Time
02/11/20	13:48:37
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12627

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13912-423		2/1/1980		73,000	No	No		Y

USER DEFINED

Prior Id # 1:	107814
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2011	960	Manual	5,000					GAZEBO / ACCESSORY

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
5/1/2012	Info Fm Prmt	BR	B Rossignol
11/1/2008	Meas/Inspect	197	PATRIOT
5/20/2000	Inspected	263	PATRIOT
12/1/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7814		Sq. Ft.	Site		0	70.	0.72	8			Topo	-10	Easemen	-5			391,672						391,700	

Total AC/HA:	0.17938	Total SF/SM:	7814	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	391,672	Spl Credit		Total:	391,700

EXTERIOR INFORMATION

Type:	97 - Tudor
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

BATH FEATURES

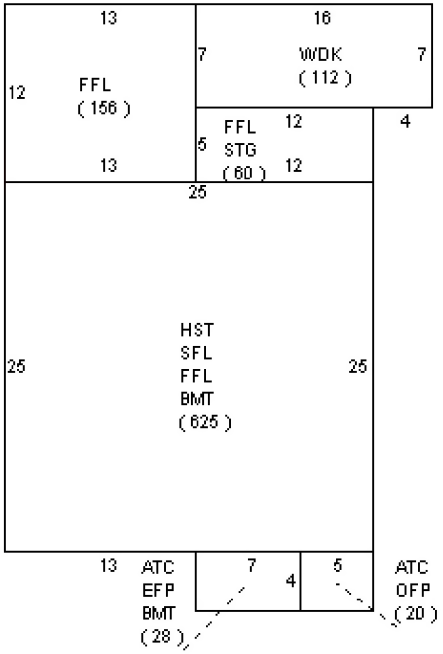
Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 2		HB 1		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23486042
Const Adj.:	0.98990101
Adj $ / SQ:	152.799
Other Features:	98500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407846
Depreciation:	107671
Depreciated Total:	300174

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	152.80
Special Features:	0	Val/Su Net:	112.52
Final Total:	300200	Val/Su SzAd	167.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	841	152.800	128,504
BMT	Basement	653	45.840	29,933
SFL	Second Floor	625	152.800	95,499
HST	Half Story	313	152.800	47,750
WDK	Deck	112	14.780	1,655
STG	Storage	60	9.240	554
EFP	Enclos Porch	28	71.870	2,012
OFP	Open Porch	20	43.560	871
Net Sketched Area:		2,668	Total:	309,345
Size Ad	1795.3	Gross Are	3012	FinArea 1779

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 162.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
17	Cabin	D	Y	1	10X10	G	AV	2011	50.00	T	6.4	101			4,700			4,700

More: N	Total Yard Items:	4,700	Total Special Featues:		Total: 4,700